

**CITY PLANNING COMMISSION
MINUTES
SEPTEMBER 8, 2009**

1. **CALL TO ORDER** – Rew called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

Members Present: Bragg, Gould, Graham, Hartman, Milford, Ozaydin, Rew, Schoeppner, VanHouten and White.

Absent: Dickerson

Staff: Mudge, Malmquist and Wade

3. **ADOPTION OF AGENDA**

Motion by Milford, second by Bragg to adopt the agenda as presented. Motion carried by unanimous voice vote.

4. **APPROVAL – MINUTES OF THE AUGUST 11, 2009 MEETING**

Motion by Schoeppner, second by White to approve the minutes as written. Motion carried by unanimous voice vote.

5. **PROOF OF PUBLICATION** – Mudge

6. **REVIEW OF MEETING PROCEDURES** – Rew

7. **PUBLIC HEARINGS**

A. CASE #ZC-09-006: Public hearing on the request of Council Bluffs Community School District to rezone Lot 5, New Horizon Subdivision from A-2/Parks, Estates and Agricultural to R-3/Low Density Multi-family Residential. Location: West side of Valley View Drive, south of College Road.

Greg Rodgers, Finance Director, Council Bluffs Community School District, said the district has purchased this property. If approved, this will be the first new school in fifty years. The school board chose this property after several options were considered. The fill dirt brought in will be two to three feet above the 100 year flood zone, which would fulfill the requirements for drainage.

Ron Tekippe, HGM Associates, Inc, 5 Horizon Drive, Council Bluffs, IA, 51501 said the grading would raise the current ground eight feet. The northeast corner will be filled for the school building; the majority of the property will be left as it is for playground and parking.

No one spoke in opposition.

Rew said this will be a two story building, the parking lot and playground will be lower than the school.

Malmquist said the property is now in the name of the Council Bluffs Community School District, so the recommendation as to proof of acquisition has been met.

Ozaydin asked if the purchase is contingent on the rezoning? Rodgers said no, the purchase is complete.

Glen Mitchell, Council Bluffs Community School Board member, 1035 Arbor Ridge Circle, Council Bluffs, IA 51503 said the board looked at several areas including Cliff Johnson's property, Pee Wee gardens which is in the flood zone, property north of Lewis and Clark School which is in a gully. Northwest corner of Kanesville and Railroad Highway is a hill and property near Iowa Western Community College. The selected property was the best.

Rew asked why the new school was needed, with the change in the structure of the school district from junior high to middle school, or was enrollment going up? Rodgers said with a new school, they would hope to bring kids back that have gone to open enrollment. Mitchell said this would shift attendance and eventually close Gunn School. Rew said the new Crescent school doesn't have enough students.

Rew asked if they know the dollar amount for the fill dirt. Tekippe said they will know after a meeting on Thursday. Rodgers said Iowa Western Community College is a location where possible fill dirt will come from. Milford asked what flood level will be at, 100 or 500 year? Tekippe said the fill will be above the 500 year level. Mitchell said the sewer line level will be high due to need for the gravity flow.

Rew said from his perspective, this is not the best location for a school. If they will outgrow this location, there is no option to go across the creek. Mitchell said there are not a lot of available sites. Tekippe said the options are to knock down the knoll or build up the flood level. This is a good use for tax payers. Ozaydin asked what will happen 20 years from now, will the school be outgrown? Tekippe said the footprint shows room for expansion. Mitchell said the surrounding school districts such as Treynor, Underwood and Lewis Central, are not going to grow.

PLANNING COMMISSION ACTION

Motion by White, second by Schoeppner to recommend rezoning of Lot 5, New Horizon Subdivision from A-2/Parks, Estates and Agricultural to R-3/Low Density Multi-family Residential.

VOTE: AYE – Gould, Graham, Hartman, Milford, Ozaydin, Schoeppner, VanHouten and White. NAY – Rew. ABSTAIN – Bragg. ABSENT – Dickerson. Motion carried.

B. CASE #URN-09-002: Public hearing on the request of the City of Council Bluffs to amend the Bluffs Center I Urban Renewal Area and adopt the amended plan for an area bounded on the north by Kanesville Boulevard, Washington Avenue and Avenue B; on the south by Pierce Street, Willow Avenue and 2nd Avenue; on the west by the Union Pacific right-of-way (near 11th Street); and on the east by Benton Street.

Gayle Malmquist, Development Services Coordinator, spoke on behalf of the Community Development Department, said the existing Bluffs Center I Urban Renewal Plan was adopted in 1969 and the changes at this time are on pages 22 thru 27. The project area activities are outlined and the expiration date is revised. Noteworthy items include: Bluffs Street area, City Center area, 100 block of West Broadway, Kanesville Blvd. north area and Bayliss Park area. None could have been foreseen at the time of the original plan.

White said it looked like the residential neighborhoods have been removed. The Vine Street redevelopment shows neighborhood commercial center building in the flood plain. Rew said the properties will be raised above flood plain.

PLANNING COMMISSION ACTION

Motion by White, second by Milford, to recommend amending the Bluffs Center I Urban Renewal Plan, as presented.

VOTE: AYE – Bragg, Gould, Graham, Hartman, Milford, Ozaydin, Rew, Schoeppner, VanHouten and White. NAY – None. ABSTAIN – None. ABSENT – Dickerson. Motion carried.

C. CASE # MIS-09-003: Public hearing on the request of the Community Development Department to adopt the Capital Improvement Program – FY 2010-11 through FY 2014-15.

Gayle Malmquist, Development Services Coordinator, spoke on behalf of the Community Development Department, said the Capital Improvement Program is an annual submission. Pages 19 and 20 show the priority list for the next year with funding sources and project costs described, subject to City Council action.

Milford asked if an alignment has been determined for the East Beltway. Malmquist said not yet. The City has a preferred alignment but the EIS process is lengthy.

Milford asked if the 24th St., from the Interstate to 23rd Ave. area is planned. Malmquist said the intersection at 23rd Ave. and 24th St. will be first. Wade said the Sapp Brothers site is an issue. Two acres are needed for the development agreement and it has not been executed.

Rew said the future years have been included in the past CIP document. Malmquist said after FY2010-11, the remainder is incomplete and it will come back to the Planning Commission for consideration.

Schoeppner asked about the library parking lot. Malmquist said it is in need of resurfacing. Wade said the teen center is to be constructed on the east side.

Malmquist said new City Hall windows, improvements to the heating and air conditioning at Community Hall and the Central Fire Station are in the plan. A consultant has been selected and federal energy efficiency funding will support the project.

Gould asked if there was a Master Plan for the Valley View Park area. Malmquist said the Community Development Department is working on land acquisition to replace the park land at Playland Park. Wade said we need to replace units of land of the same value.

PLANNING COMMISSION ACTION

Motion by VanHouten, second by Bragg, to recommend adoption of the Capital Improvement Program – FY 2010-11 through FY 2014-15, as presented.

VOTE: AYE – Bragg, Gould, Graham, Hartman, Milford, Ozaydin, Rew, Schoeppner, VanHouten and White. NAY – None. ABSTAIN – None. ABSENT – Dickerson. Motion carried.

8. OTHER BUSINESS

A. City Council update. Wade went over action from the previous night's Council meeting, including the deer hunting and "Do Not Feed" ordinance, amending the 'Family Home' definition in Title 15 of the Municipal Code, open air dining in C-3, which includes limiting noise to 55 decibels after 10:00 p.m. Malmquist said this was due to the Kitchen Emporium which was previously at Mall of the Bluffs.

They wish to sell kitchen equipment and possibly hold wine tastings and a farmers market. Wade said the City will take title to the Nash Blvd. motel; Castle Development appears to have abandoned the property. There will be a court hearing in October. Rew asked if demolition is in the plan. Malmquist said this property is proposed for single family use, similar to the adjoining property. Pastor Liggett at New Life Church, property to the south, wants to acquire more land. Wade said continuing with the Council meeting results; Southtowne preliminary plan, property owner Rod Rhoden, requested his application be withdrawn because of the economy. Malmquist said Virgil Anderson acquired the property at Kanesville and Railroad Highway and has requested rezoning to A-2. A conditional use will allow him to mine/extract dirt. White said the parcel was to be a residential subdivision. Scott Belt said the Nash Blvd. motel will cost the taxpayers millions to clean up.

B. Other items of interest – White said she attended the ribbon cutting of Joe's Karting and thought it was clever with the signage and the carts are fun. Malmquist said they moved letters around to change it from Carpet to Karting.

Malmquist said that former Planning Commissioner Roger Starr died.

9. ADJOURNMENT – Rew adjourned the meeting 6:51 p.m.